

027.0

0003

0001.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

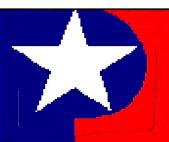
818,200 / 818,200

USE VALUE:

818,200 / 818,200

ASSESSED:

818,200 / 818,200



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
94-98		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: POULOS THEODORE	
Owner 2:	
Owner 3:	

Street 1: 17 BYPASS RD
Street 2:

Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: N
Postal: 01773 Type:

PREVIOUS OWNER
Owner 1: POULOS CHARLES L TR -
Owner 2: -
Street 1: PO BOX 283
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02476

NARRATIVE DESCRIPTION	
This parcel contains 3,011 Sq. Ft. of land mainly classified as Store with a Store Building built about 1920, having primarily Brick Exterior and 1704 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		3011		Sq. Ft.	Site		0	43.25	5.00	CG									651,129						651,100	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										18572
										GIS Ref
										GIS Ref
										Insp Date
										09/11/18

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	325	FV	167,100	0	3,011.	639,800	806,900	806,900	Year End Roll	12/18/2019				
2019	325	FV	158,900	0	3,011.	602,200	761,100	761,100	Year End Roll	1/3/2019				
2018	325	FV	158,900	0	3,011.	526,900	685,800	685,800	Year End Roll	12/20/2017				
2017	325	FV	158,900	0	3,011.	414,000	572,900	572,900	Year End Roll	1/3/2017				
2016	325	FV	158,900	0	3,011.	414,000	572,900	572,900	Year End	1/4/2016				
2015	325	FV	142,500	0	3,011.	225,800	368,300	368,300	Year End Roll	12/11/2014				
2014	325	FV	142,500	0	3,011.	225,800	368,300	368,300	Year End Roll	12/16/2013				
2013	325	FV	142,500	0	3,011.	225,800	368,300	368,300		12/13/2012				

SALES INFORMATION										TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes									
POULOS CHARLES										1/22/2018 Convenience				1 No No					
										14846-147 12/1/1982				1 No No G					

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/1/2015	840	Alterati	2,500						9/11/2018	Meas/Inspect	PH	Patrick H					
9/13/2001	667	Alterati	15,000	C				REPLACE STORE FRON	4/25/2018	Mail Update	EMK	Ellen K					
5/5/1997	216		5,000					REMODEL STORE FRON	4/12/2018	Mail Update	EMK	Ellen K					
									3/3/2009	Meas/Inspect	197	PATRIOT					
									1/20/2000	Measured	197	PATRIOT					
									4/1/1990		PM	Peter M					

Sign:	VERIFICATION OF VISIT NOT DATA									
	/	/	/	/	/	/	/	/	/	/

**EXTERIOR INFORMATION**

Type:	78 - Store	
Sty Ht:	1 - 1 Story	
(Liv) Units:	2	Total: 2
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:		

**BATH FEATURES**

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	2 Rating: Average
A HBth:	Rating:
OthrFix:	Rating:

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units:
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 0	BRs: 0
	Baths:	HB 2

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1920
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	8
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	5 - Lino/Vinyl
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	0

**MOBILE HOME**

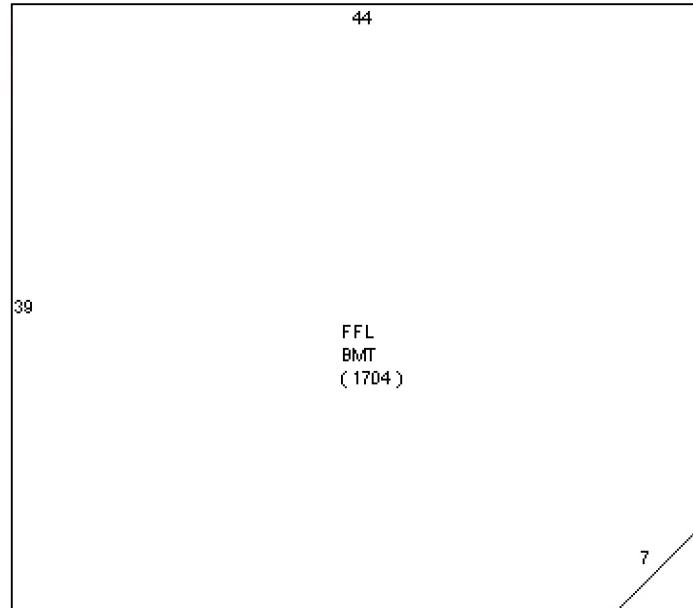
Make:		Model:		Serial #:		Year:		Color:	
<b>PARCEL ID</b> 027.0-0003-0001.0									

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**COMMENTS**

BROADWAY MARKET, HERB'S LOCK SMITH.
-------------------------------------

**SKETCH**

34

7

**IMAGE****AssessPro Patriot Properties, Inc**